Karen Johnson Davidson County
Batch# 1035634 DEEDWARR
08/07/2023 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20230807-0061187

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF AUGUST, 2023

Notary Public

MY COMMISSION EXPIRES: 3/3/2026
(AFFIX SEAL)

M.R. SCHODROSKI
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMM. EXPIRES MARCH 3, 2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 933 E. Trinity Lane, Nashville, TN 37207

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Nurudin Aweis Abdul	SAME AS OWNER	Parcel ID: 058-16-0-125.00
(NAME) 717 Neill Apt 1	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **BXSCI96 Realty Holdings, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Nurudin Aweis Abdul**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Map and Parcel No. 058-16-0-125.00

Land in Davidson County, Tennessee, being Lot No. 142 on the Plan of Haynes Park, Section 4-A, record in Plat Book 4860, Page 39, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to BXSCI96 Realty Holdings, LLC, a Tennessee Limited Liability Company from Albransco, LLC, a Kentucky Limited Liability Company by Warranty Deed dated August 30, 2019 and recorded on September 4, 2019 in Instrument No. 20190904-0089338, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 372 Kingview , Nashville , TN 37218

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 3rd day of August, 2023

BXSCI96 Realty Holdings, LLC, a Tennessee Limited Liability Company

BY: Amit Kalra, Trustee

Amit Kalra, Trustee of the Amit Kalra Revocable Living Trust Dated April 28, 2017, Member

STATE OF Virginia

COUNTY OF Loudoun

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Amit Kalra with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of the Amit Kalra Revocable Living Trust dated April 28, 2017, Member of BXSCI96 Realty Holdings LLC, and is authorized to execute the instrument on behalf of BXSCI96 Realty Holdings LLC, a Tennesee Limited Liability Company the within named bargainor, and that he/she as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself/herself as Member.

Witness my hand and official seal, this the 3rd day of August, 2023.

Gloria Asare

Notary Public
Electronic Notary Public

My Commission Expires: 12/31/2024
Commission Number: 7901547

(SEAL)

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC

Gloria Asare

REGISTRATION NUMBER
7901547
COMMISSION EXPIRES
December 31, 2024

Warranty Deed

EST-2306077FC

Notarized online using audio-video communication

Certificate of Authenticity

I, Tonya Loftin, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 3, 2023**.

Date

Tonya Loftin
Affiant Signature

August 7, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 7th day of August, 2023.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)